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## MEMORANDUM

TO: Chairman Bailey and Members of the Conservation Commission

FROM: Christine McCall, Assistant Planner  
Dept. of Planning and Development, Div. of Development Services

CC: Judy Tymon, Senior Planner

DATE: October 20, 2016

RE: 771 Broadway Street—Special Permit

## PROJECT SUMMARY

An application was submitted by Henry Cheok seeking Special Permit approval for 771 Broadway Street. The proposal is to convert the existing nonconforming use to a barber shop (another non-conforming use). The proposed project is located in the Traditional Multi-Family (TMF) zoning district and requires Special Permit approval under Sec. 4.5.2 (2) of the Lowell Zoning Ordinance.

## PROJECT COMMENTS

The Department of Planning and Development has reviewed the petition and offers the following comments for the Board's consideration:

1. The subject property was granted a Special Permit in 1976 to convert from a non-conforming use (market) to another non-conforming use (retail bookstore) without the required number of parking spaces.
2. In 1987, the subject property was granted another Special Permit to convert from a non-conforming use (retail bookstore) to another non-conforming use (real estate office) without the number of required parking spaces.
3. In late 2015, under the previous property owner, the barbershop business was closed by the City because it did not have the required Special Permit. The subject property is pre-existing, non-conforming commercial space.
4. Under section 6.1.3.2, the applicant is not required to provide any more parking spaces than what was provided under the prior use, provided that the new use does not require more parking than the prior use. There is no parking available on site. However, the new use requires one (1) space

per 500square feet as a Service Business. The prior use required one (1) space per 400 square feet as a Professional Office.